

An
Bord
Pleanála

Board Order ABP-320694-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 24/268

Appeal by James Maguire care of Kiaran O'Malley and Company Limited of 2 Priory Office Park, Stillorgan Road, Blackrock, County Dublin against the decision made on the 2nd day of August, 2024 by Wicklow County Council to refuse permission.

Proposed Development: Part conversion of 42.02 square metres of existing ground floor plan to granny flat and associated site works at 4 Ashford Oaks, Ballinalea, Ashford, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

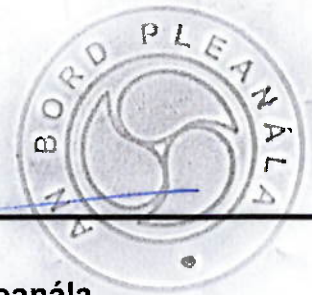
The proposed development would contravene Objective CPO 6.24 of the Wicklow County Development Plan 2022-2028 and the criteria set out in Section 3.1.9 of Appendix 1 of the Development Plan in respect of the provision of granny flat accommodation as it is not intended for the use of a member of the immediate family. The proposed development would contravene the provisions of the Development Plan and create a precedent for similar type developments in the future which would seriously injure the residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 3rd day of December 2024.